

Exeter Place Newsletter

Third Quarter – October 2014

OUR 2014 ANNUAL MEETING ROCKED!

This year's Annual Meeting was so awesome, every homeowner that attended in person was given a free month off their dues!!! Not really, but hopefully got your attention 😊

Although we would like to have every homeowner attend, it's nice to know that things are running smoothly with our community. Big shout out to Korin Hatch, our Property Manager, and her team at Preferred Communities for the excellent job they are doing.

There were 3 openings on our HOA Board of Directors this year. Rob Gibson and Susan Smith were re-elected by majority of homeowner votes. There is still a position open if anyone would like to volunteer to serve, please contact Korin. The current Board of Directors positions are:

Rob Milligan	President
(open)	Vice President
Susan Smith	Treasurer
Rob Gibson	Secretary
Shelley Davis	Director

We would like to thank Peter Leslie for his service, not only to our country, but as Vice President of our homeowner's association. Peter is moving on with many new and exciting life paths.

Welcome to Our New Homeowners and Residents

Enjoying our great location being at the crossroads of Mesa, Tempe, and Scottsdale... nearby parks, shopping and attractions?

Exeter Place is a 'private' community, which means 'we collectively' own our common streets, water mains, irrigation system, grounds, lights, pool, etc. There are a few exceptions, but for the most part ... we (YOU) have to pay for it... like our common water, sewer, and garbage bill!

If you have any questions, issues, or concerns about our community operations, please contact Korin first. She is fully aware of what belongs to us and what needs to be addressed by the City of Mesa and/or our homeowner association.

Helpful stuff follows...

Community Rules & Regulations ... Pool, Parking & Garage Sales

IMPORTANT: ALL HOMEOWNERS WHO HAVE RENTERS IN THEIR UNITS ARE RESPONSIBLE FOR ENSURING THAT THEY ARE GIVEN A COPY OF OUR COMMUNITY RULES AND REGULATIONS, AND ADHERE TO THEM.

Our pool is a center point of our community for everyone's enjoyment. It is also a great risk and liability should we have unattended children or unauthorized individuals in the pool area. Pool gates must always be closed and locked. Please ensure that each access by you/ your renters and authorized guests uses your assigned pool key to maintain the safety of our pool area. **MULTIPLE VIOLATIONS OF OUR POOL RULES WILL RESULT IN LOSS OF YOUR (AND YOUR RENTERS) POOL PRIVILEGES.**

Pool Rules

1. Use of the pool facility is limited to owners, tenants, family members and guests.
2. All property owners are individually responsible for the actions and safety of all persons whom they have delegated their right of use.
3. Property owners will be assessed for damage to the pool, pool equipment or furniture done by persons using pool areas under the owner's authority.
4. No glass of any kind is allowed inside the pool area.
5. Pool keys are required to be under the control of residents of Exeter Place. Homeowners will be assessed \$25.00 for replacement of lost or additional keys, and are prohibited from giving keys to people "outside" Exeter Place.
6. The right of any owner or delegate to use the pool area may be suspended for violation of pool rules.
7. No one under the age of 14 may use the pool without adult supervision; an adult being a person 18 years or older.
8. No furniture of any kind is permitted in the pool, except for standard pool floats.

Parking, Garages, and Carports

1. Garages/carports are to be kept neat, clean, and free from clutter, debris, hazardous materials, or unsightly objects.
2. All vehicles owned by a resident must be parked in the garage or carport. Owners and tenants are not allowed to park in visitor parking as their regular parking place.
3. No visible storage is permitted in the carport and no storage which limits or restricts parking resident vehicles in the garage is permitted.
4. No boat, trailer, camper or similar vehicle shall be stored or parked on any lot, common area or driveway, nor any such vehicles kept on jacks or blocks at any time.
5. Parking in fire lanes is prohibited and is subject to fines by the City of Mesa. Note, this includes parking in front of the access gates at the east end of the property.
6. Parking of recreation or commercial vehicles in guest or visitor parking areas is limited to 48 hours, unless the Board approves an exception.
7. Parking on streets which in any way restricts the free entrance or exit of residents from the property is strictly prohibited.
8. Overnight parking in streets is strictly prohibited.

Garage/Carport Sales

Due to our narrow streets limited parking, and safety concerns, **garage/carport sales are not allowed at any time** within our community. We kindly suggest donating to a local charity.

Home Painting and Maintenance

Any homeowner who is planning to paint the exterior of their home, or do other modifications, must submit an Architectural Request Form to have their paint colors and plans approved before painting.

You can download the form from our website or contact Korin.

http://www.gothoa.com/uploads/EXT_Architectural_Request_Form.pdf

It is required that the exterior of all homes be painted with a low (matte) sheen in the following colors:

Body of home (Stucco): Dunn Edwards – Navajo White – Code DEC772 – Base: L

Trim/Fascia: Dunn Edwards – Briar Brown – Code DEC712 – Base: U

Garage door & Entrance Doors: Navajo White - DEC772 or Briar Brown - DEC712

The sheen used must be a low or matte sheen on the stucco, trim, doors & garage door.

It is highly recommended that the paint used is purchased directly from Dunn Edwards. Attempting to color match with another vendor does not always produce the correct colors. It is at your own risk if you use another brand of paint, as if the color doesn't match the Dunn Edwards color swatches, the Board of Directors will require that you repaint the home to specifically match the Dunn Edwards colors.

Please let Korin know if you are "thinking" about repainting your unit (before you get a notice 😊). She has several painters that can be recommended, and maybe negotiate a group discount if there are several units being painted at the same time.

We are strictly enforcing our rules and regulations, so whenever you receive a violation notice, please promptly contact Korin to discuss the situation and how best to achieve compliance.

Homeowners/Residents – Request for Contact Information

Please, Please, Please... complete the Homeowner Information Form, and Non-Homeowner/Resident Information Form in you have non-owner residents in your unit. The forms are on our community website:

http://www.gothoa.com/uploads/EXT_Resident_Information_Form.pdf

http://www.gothoa.com/uploads/EXT_Nonhomeowner_Information_Form.pdf

Return to Korin, our Property Manager.

Helpful Information

Exeter Place Property Manager:

Korin Hatch
Preferred Communities
480-649-2017 ext 303
korin@gothoa.com

Please send an email to Korin regarding all requests and comments

Exeter Place Community Website:

www.gothoa.com/exterplace.html

Request Forms (please send to Korin)
CC&Rs, Rules & Regulations
Design Guidelines
Board Meeting Minutes
Newsletters

Exeter HOA Dues Payment Address:

EXETER PLACE ASSOCIATION
c/o Preferred Communities
P.O. BOX 65493, Phoenix, AZ 85082-5493

Payments are due by 1st day of each month

Exeter Place Feral Cat TNR Program:

Our HOA follows the County's Trap, Neuter, and Release (TNR) policy. TNR cats have the tip removed from their left ear.

If you see any un-tipped cats or new litters, please call Gayle at 480.626.1823 who is our resident TNR expert for assistance.

Exeter Place Associates Board Members:

<i>President</i>	Robert Milligan
<i>Vice President</i>	(open)
<i>Treasurer</i>	Susan Smith
<i>Secretary</i>	Robert Gibson
<i>Director</i>	Shelley Davis

Statutory Agent Preferred Communities

HOA APPROVAL IS REQUIRED:

BEFORE YOU PAINT YOUR UNIT OR MAKE ANY ARCHITECTURAL CHANGES, YOU MUST GET APPROVAL FROM THE HOA. REQUEST FORMS ARE ON OUR WEBSITE ... LOOK LEFT!

Homeowner Painting Discounts:

Before you paint your home, please contact Korin. She has several great priced painting firms, and may help negotiate a discount depending on the number of other units to be painted at the same time.

City of Mesa, AZ:

In case of emergency, please call 9-1-1

Non-Emergency Police: 480-644-2211

Water and after-hours emergencies: 480-644-2262

Natural Gas emergencies: 480-644-4277 (GASS)

Electrical emergencies: 480-644-2266 or call 9-1-1

www.mesaaz.gov

Thank you,
Rob Gibson, Secretary, Exeter Place Association
